

To be read into the Town Council and Planning and Zoning meeting minutes

October 6, 2016, October 13, 2016

Regarding: Town Growth, Water Hook-ups, Roads, and Green Space

I just want to voice my concern with the influx of building here in Mantua. Currently we have a subdivision developer who has a 15 per year building rate and the new Maple Springs subdivision will increase that to 30 per year. We know that the main growth currently in town is in the South end of the valley. However, the North end has large plots of land that if developed could bring in an additional 15 new homes per year and if more than one subcontractor comes in it is an additional 15 new homes each. If we have 300 water hook-ups remaining and with 30 homes being built a year it will take only 10 years to diminish this resource. Thanks for moving cautiously. And if another subdivision comes in with a 15 unit limit that reduces to 6 ½ years and so on and so on. Building lots on the South flat areas do not have irrigation water and culinary water will be used. I'm afraid the engineering water studies are not stable and change with each new study.

Also the Town Council should take into account that land owners in the North part of the valley may want to develop. If all or most water hook-ups are granted to the South flat then limited growth will happen in the North. I would suggest developing an ordinance to allocate so many hook-ups to the North of the valley so that land owners in the South are not enriched over those in the North.

My main concern is for current residences that will be affected in the future for the influx of building in this community. I am worried that when new home owners want to water their lawns in these subdivisions that watering restrictions will be placed on the people who have lived here for years and have not been on watering restrictions until recently because of over building and lack of water resources.

Developers have never just given land for green spaces. They have been compensated through additional building lots or some other consideration i.e. Sidewalks, street lights, etc.

The community leaders have a Fiduciary responsibility for the "Health, Safety and Welfare" of the current and planned future residents. I believe this is in accordance with State and town laws.

Roads are another concern. This large area has a potential of over 300 homes. It must have another road access! I have also noticed the deterioration of the Willard Peak Road. The edges have been crushed and are crumbling apart. Is there a plan for the subdivision contractor to fix what they destroy?

If the community had to evacuate the valley with no other access road this would cause chaos; another Health, Safety and Welfare issue.

Restrictions for outside watering show me and other residents that there should be a raised concern over water issues. Crumbling roads should be another. Two cars can hardly pass on Main Street now and no improvements are being made. Our grandfathered conditions should not be hindered because of over growth of the community. Engineering studies keep changing the amount of homes that could be built in Mantua and seems to coincide with each new study.

I support the subdividing in phases so that realistic water resources can be determined from time to time. Perhaps the number of new homes per year should be reduced from 15 to a lower number. Current residents should not bare the burden of water expansion development and related costs.

Thank you for your attention in these matters.

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